

## 8 Hulme Close, Silverdale, Newcastle, Staffs, ST5 6SA



**Freehold Offers in excess of £180,000**



Bob Gutteridge Estate Agents welcome to the market this detached bungalow situated in a pleasant cul de sac location in Silverdale with views backing onto open fields. As you would expect this property offers the modern-day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of open plan fitted kitchen/breakfast room, lounge/dining room, two bedrooms and a shower room. Externally the property offers gardens to both front and rear along with off road parking and a detached brick garage. The location of this property is perfect for access to the village of Silverdale where local shops, schools and amenities can all be located along with bus routes into Newcastle town centre.

### **OPEN PLAN FITTED KITCHEN/DINING ROOM 4.45m x 2.95m (14'7" x 9'8")**

With Upvc double glazed windows to front and side aspects with inset Georgian pattern, Upvc double glazed frosted side access door with inset Georgian pattern, coving to ceiling, six LED spotlight fittings, two double panelled radiators, modern grey wood effect flooring, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding electric cooker with extractor hood above, space for under counter fridge, plumbing for automatic washing machine, ceramic splashback tiling, power points and door leads off to;



### **OPEN PLAN LOUNGE/DINING ROOM 5.66m x 3.07m (18'7" x 10'1")**

With Upvc double glazed bow window to front with inset Georgian pattern, coving to ceiling, two pendant light fittings, two wall light fittings, marble feature fire surround with built in coal effect electric fire, TV aerial connection point, BT telephone point (subject to usual transfer regulations), power points, two double panelled radiators and multi glazed door provides access to inner lobby area with enclosed light fitting, access to loft space and doors to rooms including;



### **BUILT IN BOILER CUPBOARD**

With Worcester combination boiler providing domestic hot water and central heating systems, along with ample domestic drying space and storage space etc.

### **BEDROOM ONE 3.51m x 3.02m (11'6" x 9'11")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.

### **BEDROOM TWO 3.02m x 2.57m (9'11" x 8'5")**

With Upvc double glazed double patio doors to rear, three lamp light fitting, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging and storage space.

### **FULLY TILED SHOWER ROOM 2.51m maximum x 1.91m (8'3" maximum x 6'3" )**

With Upvc double glazed frosted window to side with inset Georgian pattern, five spotlight fittings with built in extractor light fitting, a coloured suite comprising low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic direct flow shower, aqua boarding splashback, fully tiled in high glazed wall ceramics with inset random patterned tile, vinyl cushion flooring and panelled radiator.



### **EXTERNALLY**



### **FORE GARDEN**

With lawn section to frontage, a brick paved driveway provides off road parking along with access alongside the property with a timber gate providing access off to the rear garden.

## REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, tiered up with lawn section with mature shrubs and plants to borders and further paved area to rear providing further patio and sitting space, access to a detached brick garage with metal up and over door, glazed window to side and ample domestic external storage space.



## COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

**NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

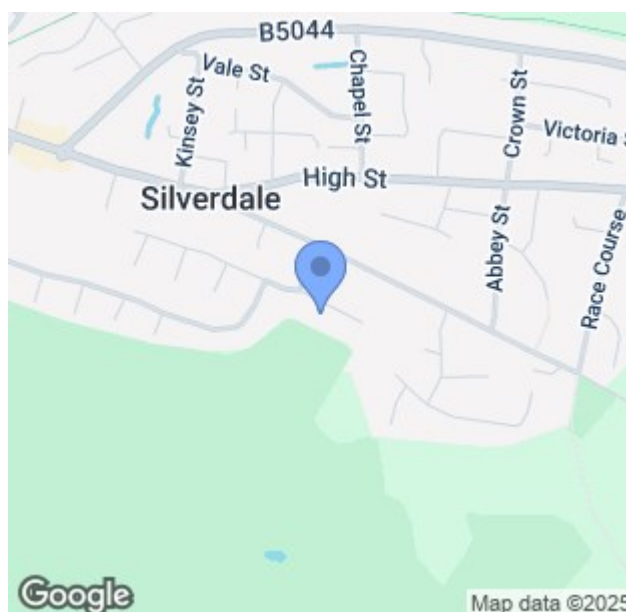
**SERVICES**

Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
		69 C	86 B

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

